
STRATEGIC PLANNING
FOR DOWNTOWN
RALEIGH'S FUTURE
DEVELOPMENT

**DOWNTOWN VISION
MEETING**

May 21-22, 2014

THE RALEIGH DOWNTOWN PLAN

Downtown Plan Timeline

Kickoff Meeting

Kickoff

Feb.



Analysis

March



Downtown Vision Session

Downtown Vision



TODAY!
Downtown Districts Vision Session

District Visions

April

Issues, Opportunities, and Constraints Report



Wrap-up presentation

Downtown Master Plan

Sept./Dec.



Planning for Raleigh (online engagement site)

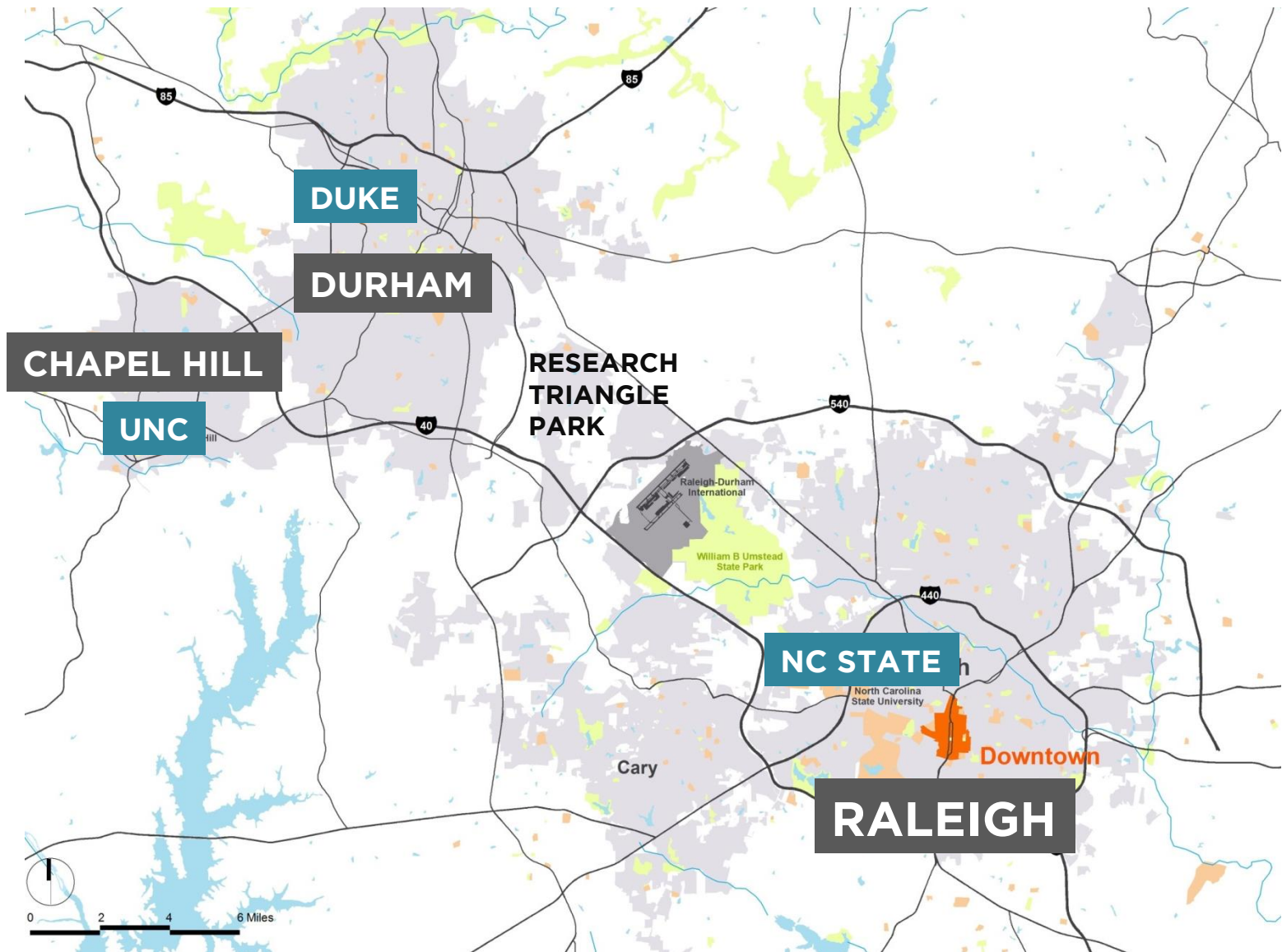


AGENDA

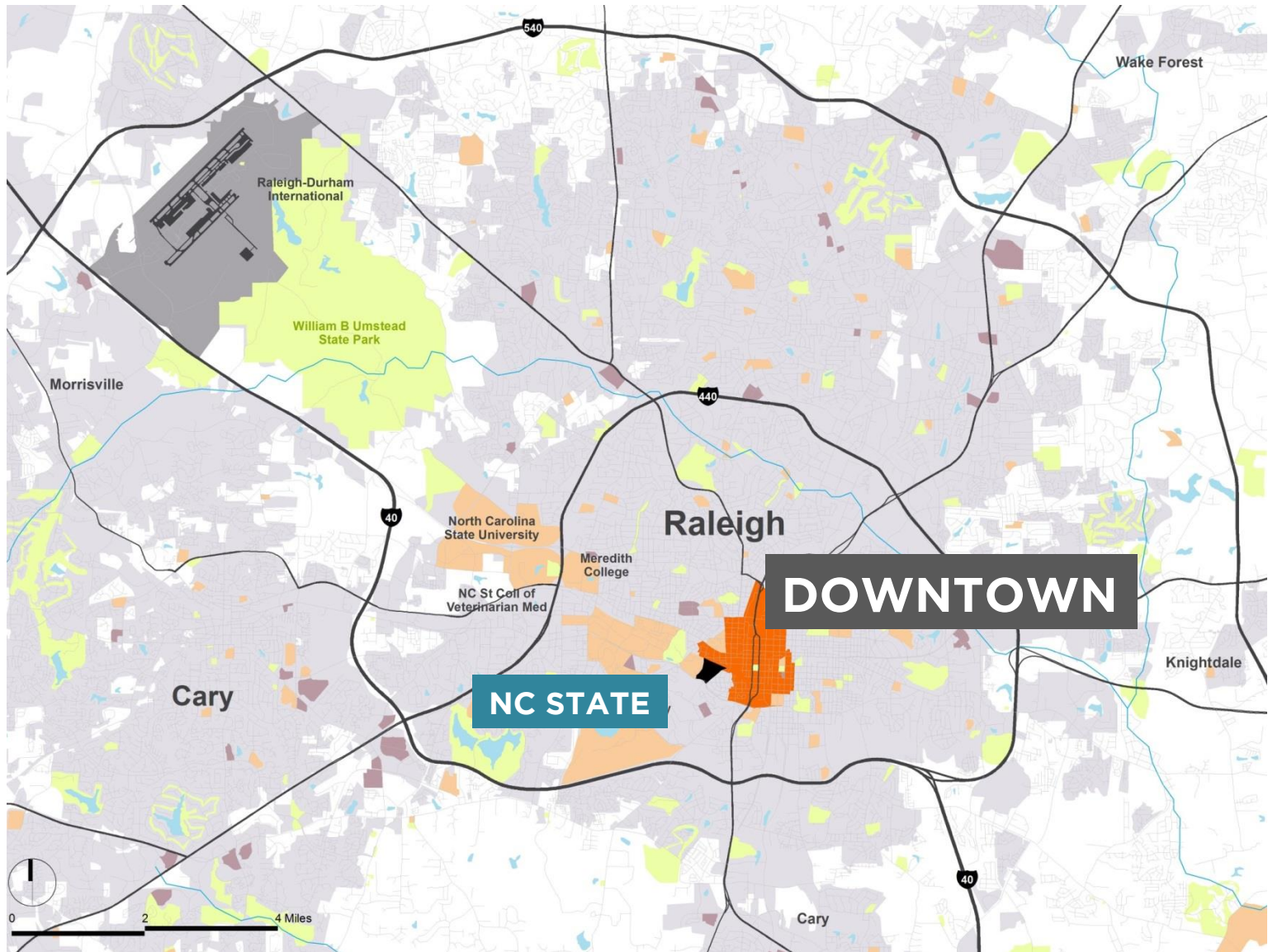
1. Welcome & Introduction
2. Downtown + the Districts
3. Community Visions for Downtown
4. Your District

DOWNTOWN + DISTRICTS

DOWNTOWN'S ROLE IN THE REGION



DOWNTOWN'S ROLE IN THE CITY





Working



Dining, Shopping, & Entertainment



Visiting



Moving

Growing Up & Growing Old



Living



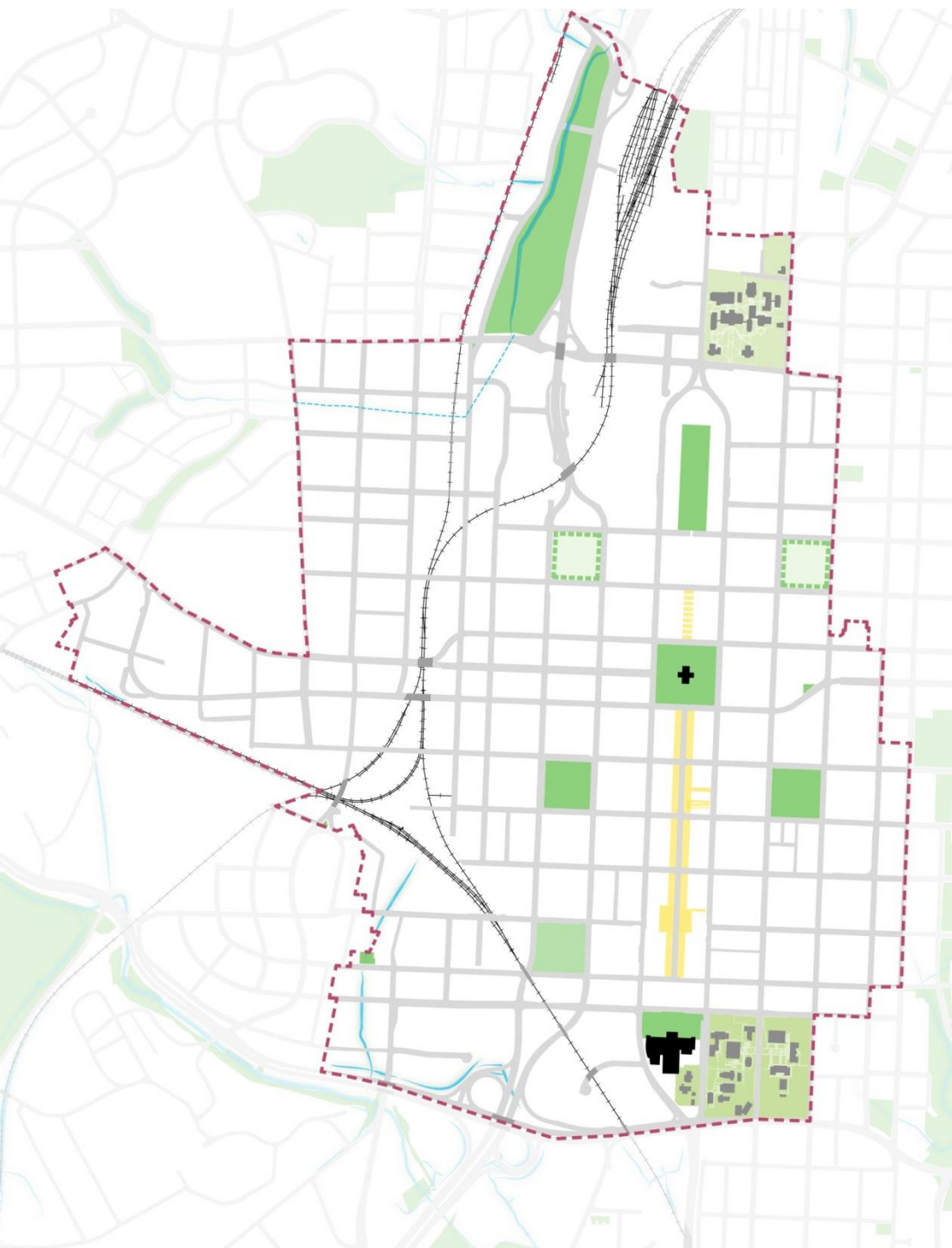
Innovating



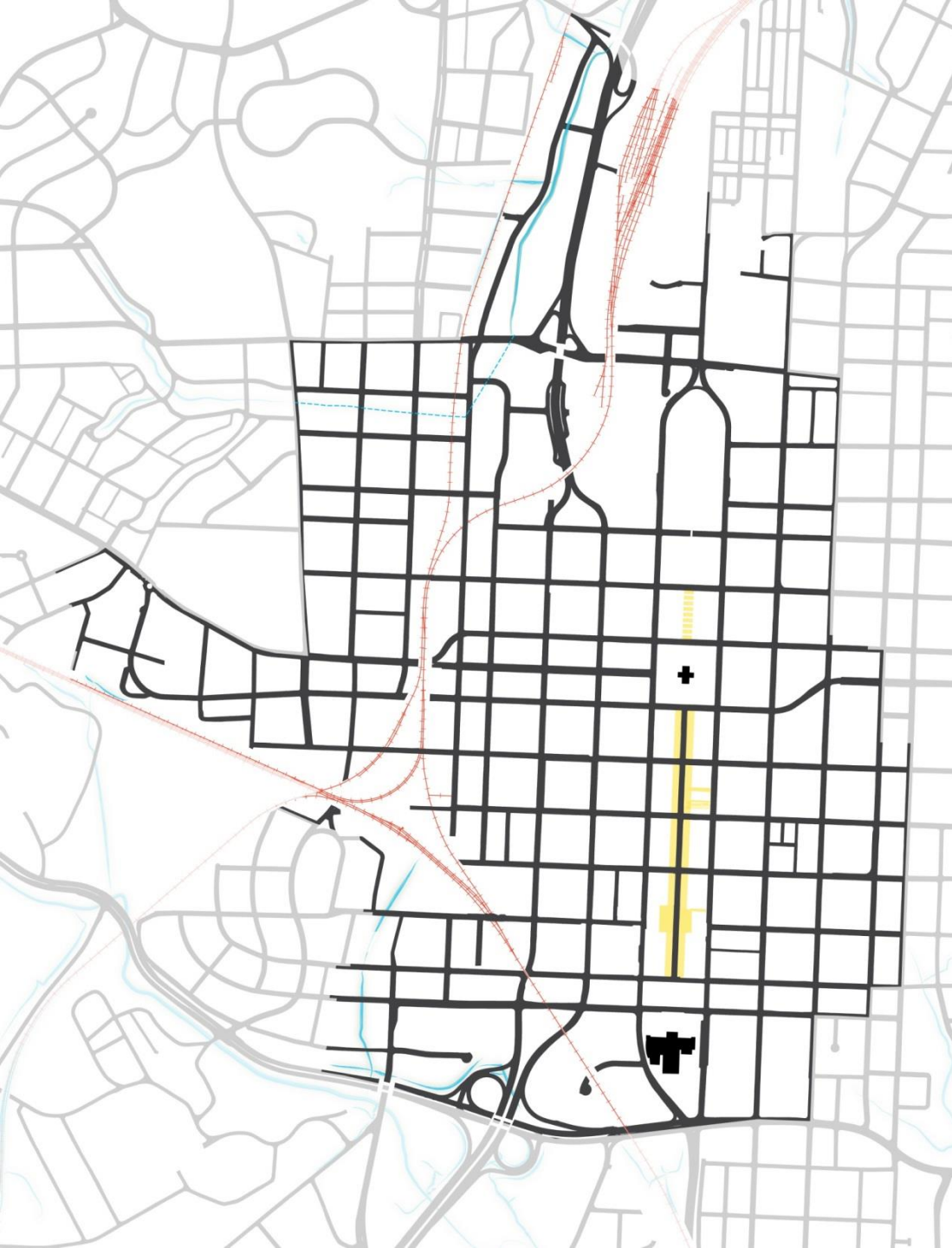
Creating



How does
Downtown's urban
place add up to the
Raleigh Experience?

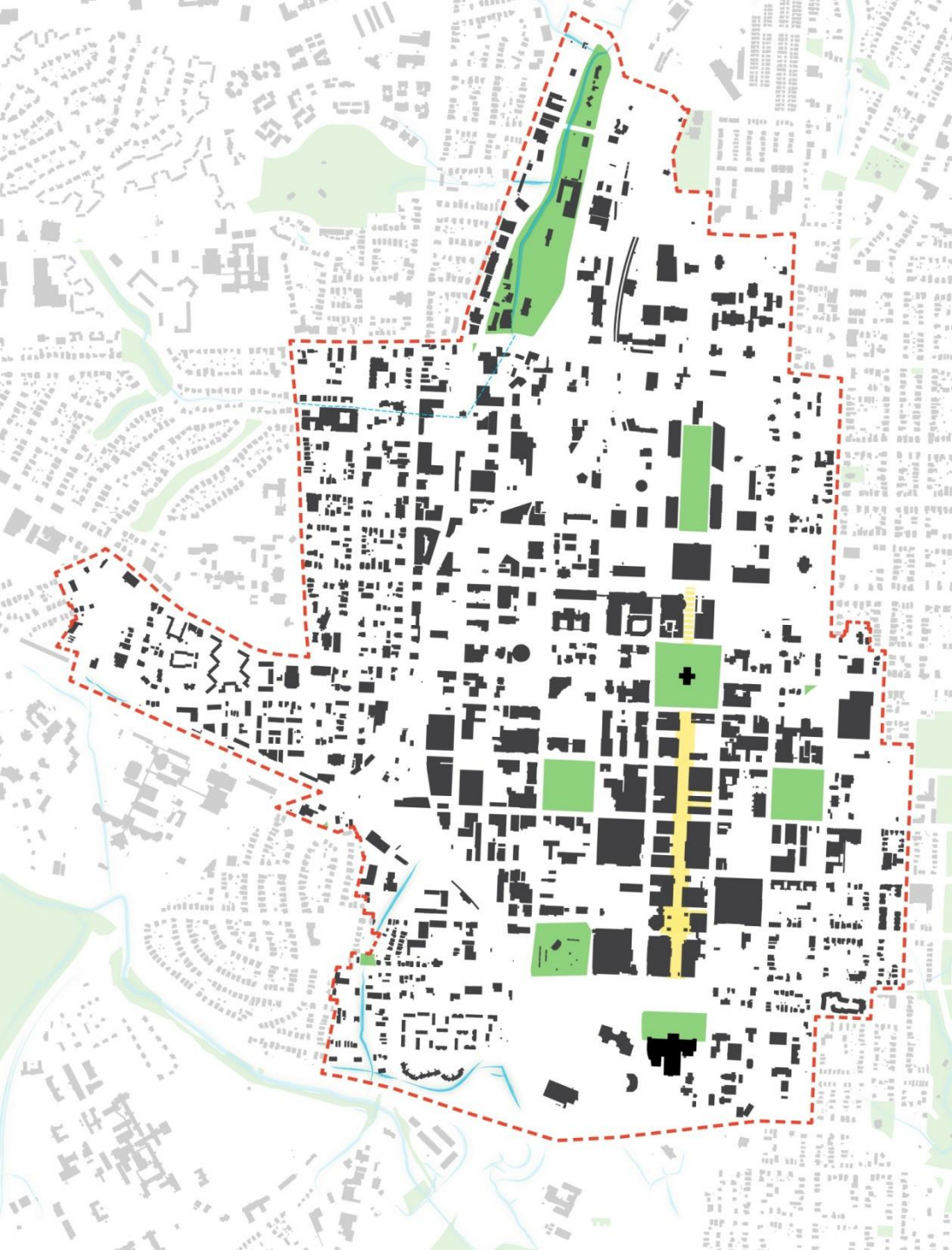


DOWNTOWN RALEIGH



STREET GRID

- Early planning led to a clear orthogonal street grid
- Grid is intersected by rail



BUILDING PATTERN

- Density focused around Fayetteville
- Density gradient reduces at edges
- Building footprints reinforce the street grid



TOPOGRAPHY

- Modest topography
- State Capitol is 2nd highest point in Downtown (behind St. Mary's School)
- Low points focused around rail & edges, where creeks are

Elevations in Feet

	420 - 440
	400 - 420
	380 - 400
	360 - 380
	340 - 360
	320 - 340
	300 - 320
	280 - 300
	260 - 280
	240 - 260
	220 - 240
	200 - 220

Stream Condition

	Stream
	Canal / Ditch
	Connector
	100-Year Floodplain

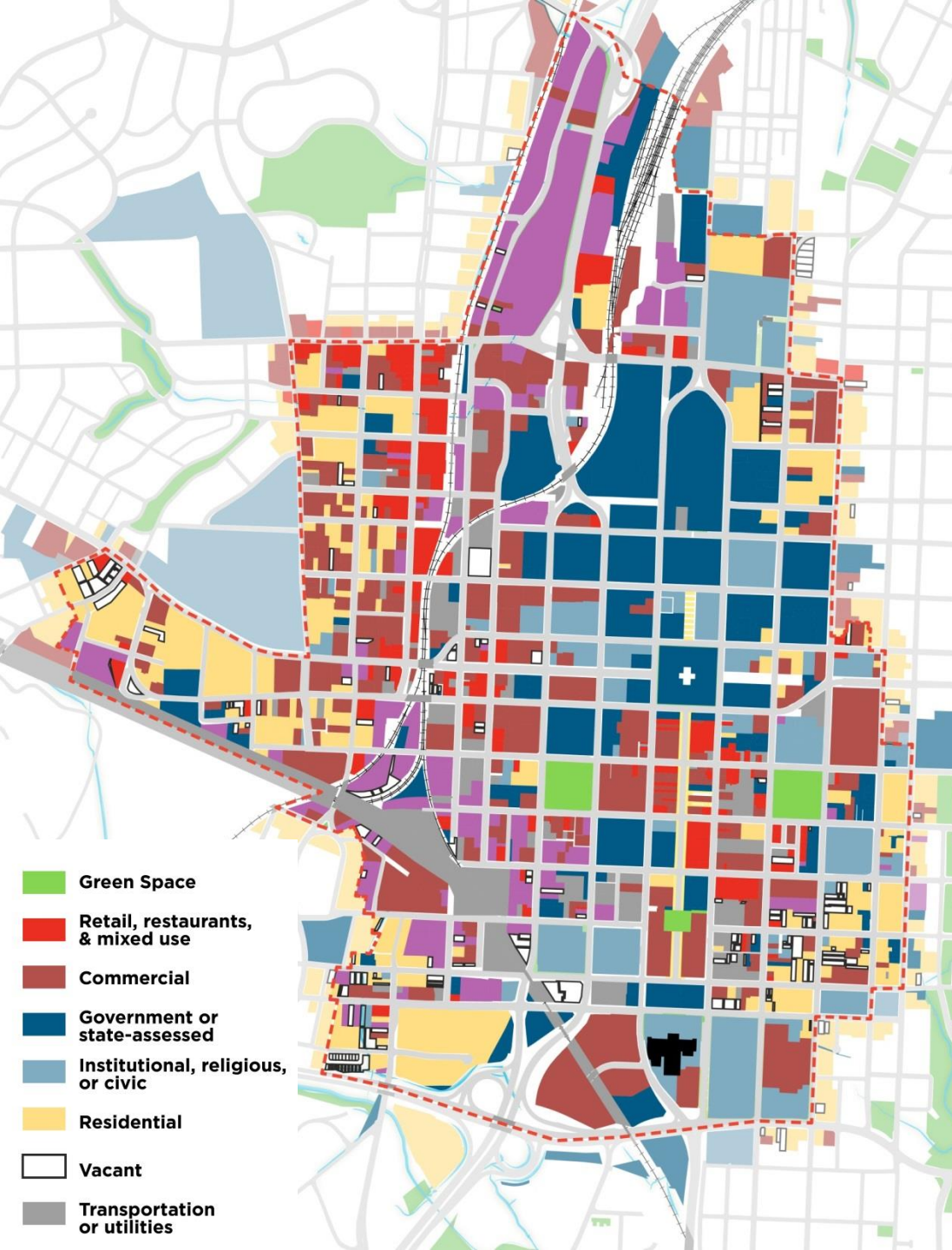


CIVIC SPACE

- Green space is lacking, particularly in Glenwood South
- Nash and Moore Square are underutilized
- Pocket parks and sidewalks meet some needs
- Pigeon House Creek and Dix are key opportunities

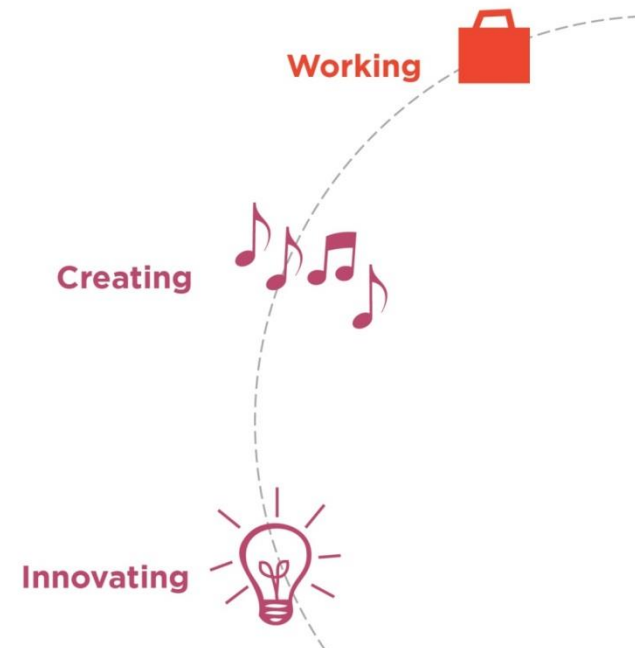


Greening



MIXED USE DISTRICTS

- Residential largely at edges
- Government offices predominate in the Capital District
- Glenwood and Fayetteville are key retail streets



“If you want urban open spaces to work overtime, you want them working at night.”

-Urban Land Institute



RALEIGH AFTER DARK

- Street lights and active ground floors in some zones create a safe, vibrant nighttime atmosphere



Dining, Shopping, & Entertainment



Visiting



RALEIGH AFTER DARK

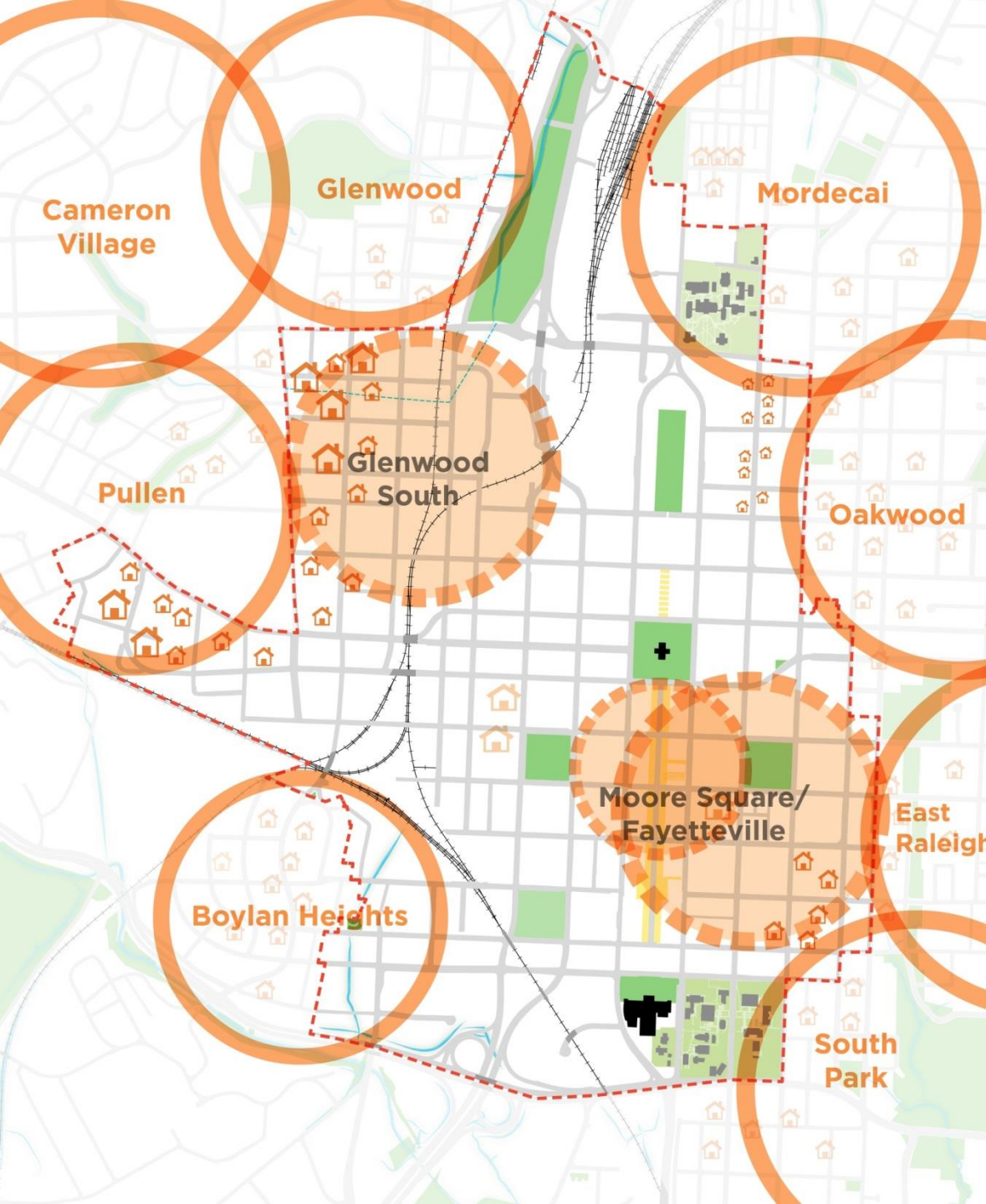
- Dark spots are areas with limited active uses
- “Dark blocks” interrupt connections between districts and attractions



Dining, Shopping, & Entertainment



Visiting



DOWNTOWN NEIGHBORHOODS

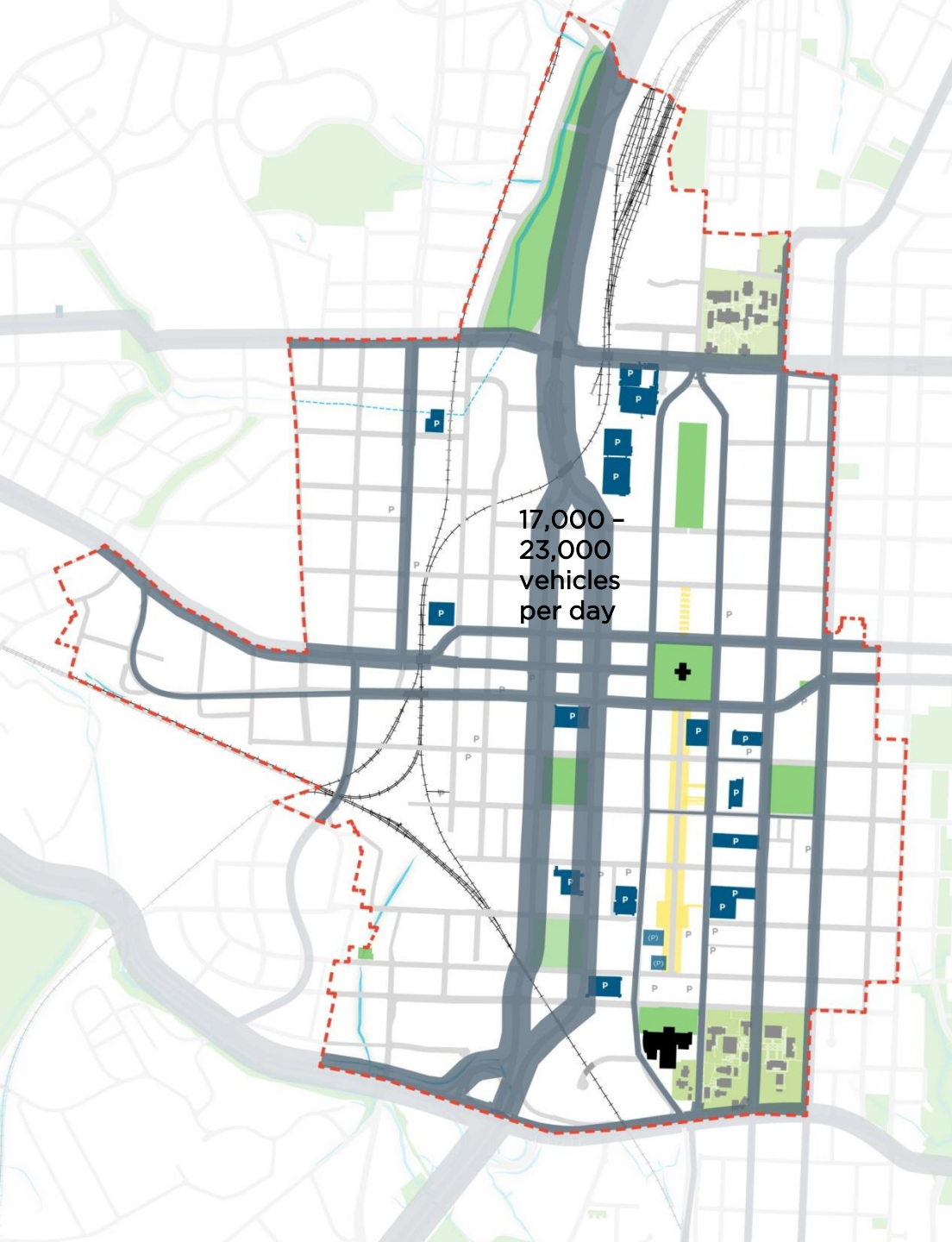
- Growing, residential hubs in downtown
- Surrounded by urban neighborhoods

Living



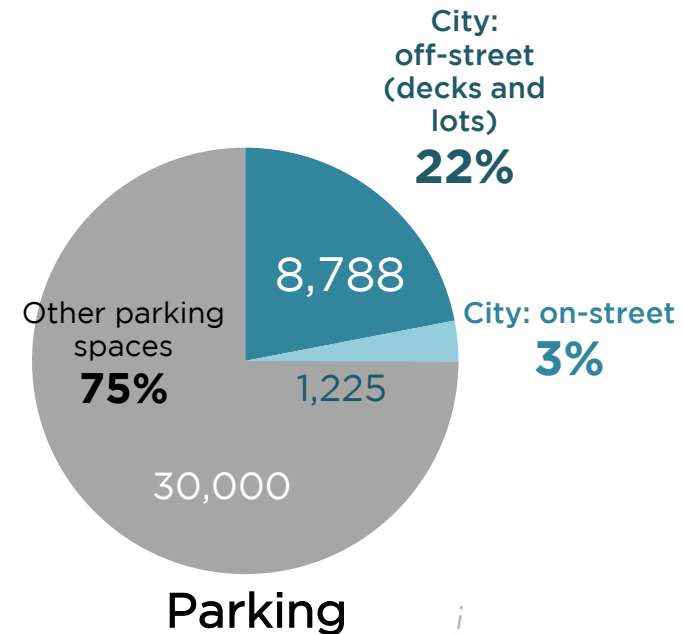
Growing Up & Growing Old

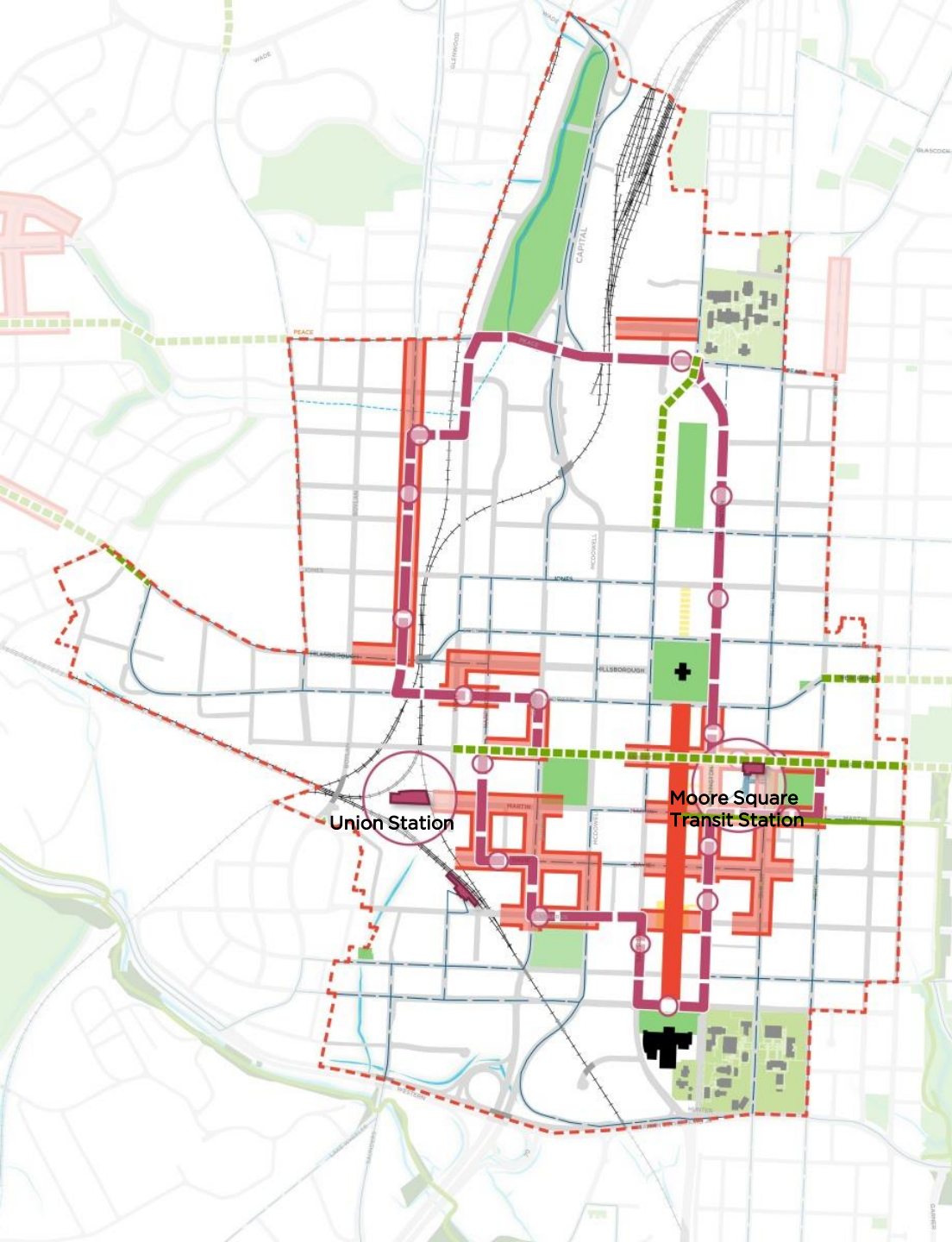




MOVING DRIVING & PARKING

- Need for a city garage in Warehouse district
- Potential for greater shared parking?





MOVING

WALKING & BIKING & BUSES

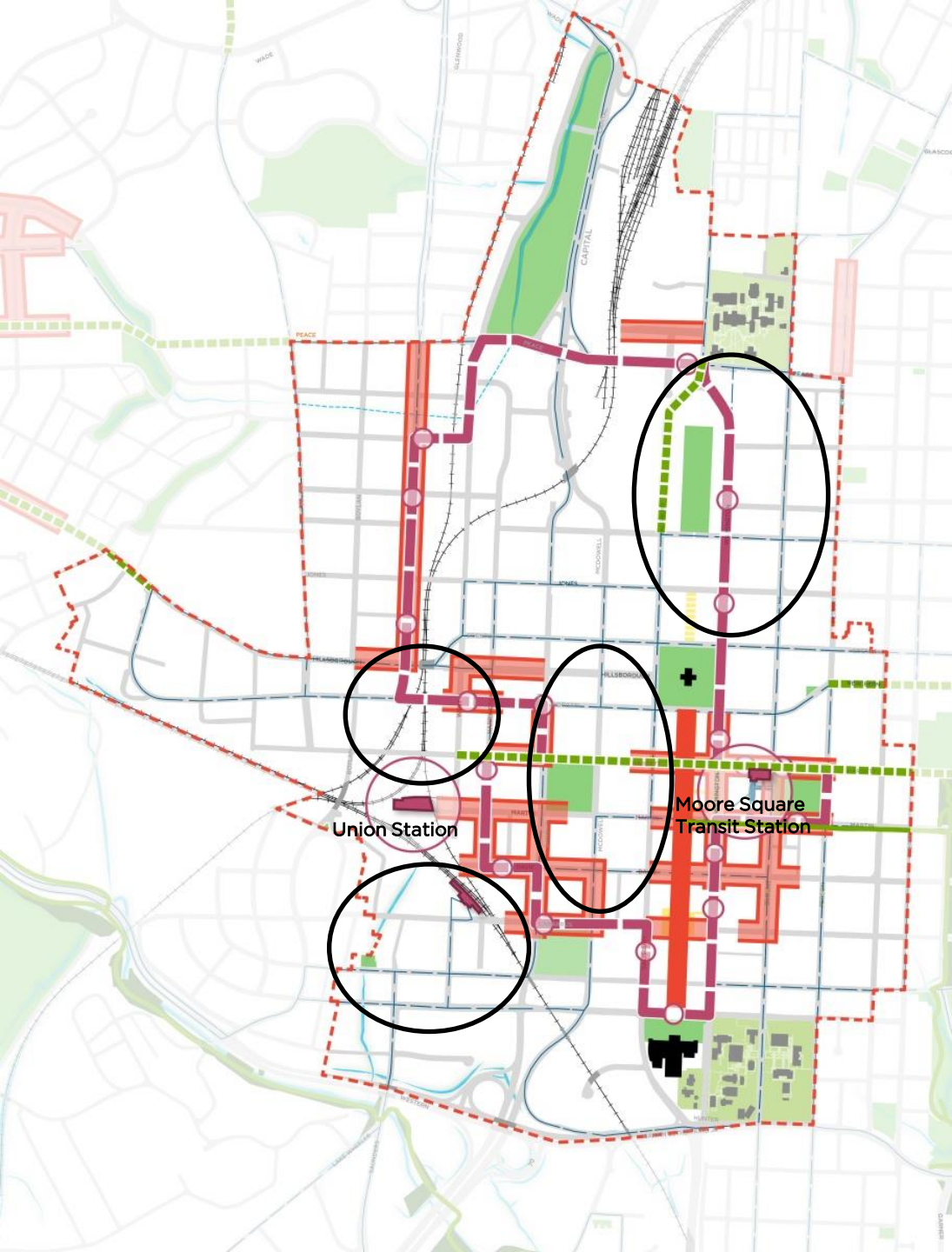
- R line serves main walkable zones
- Two future downtown transit hubs will influence development and uses
- Potential for more robust trail / bicycle system



MOVING

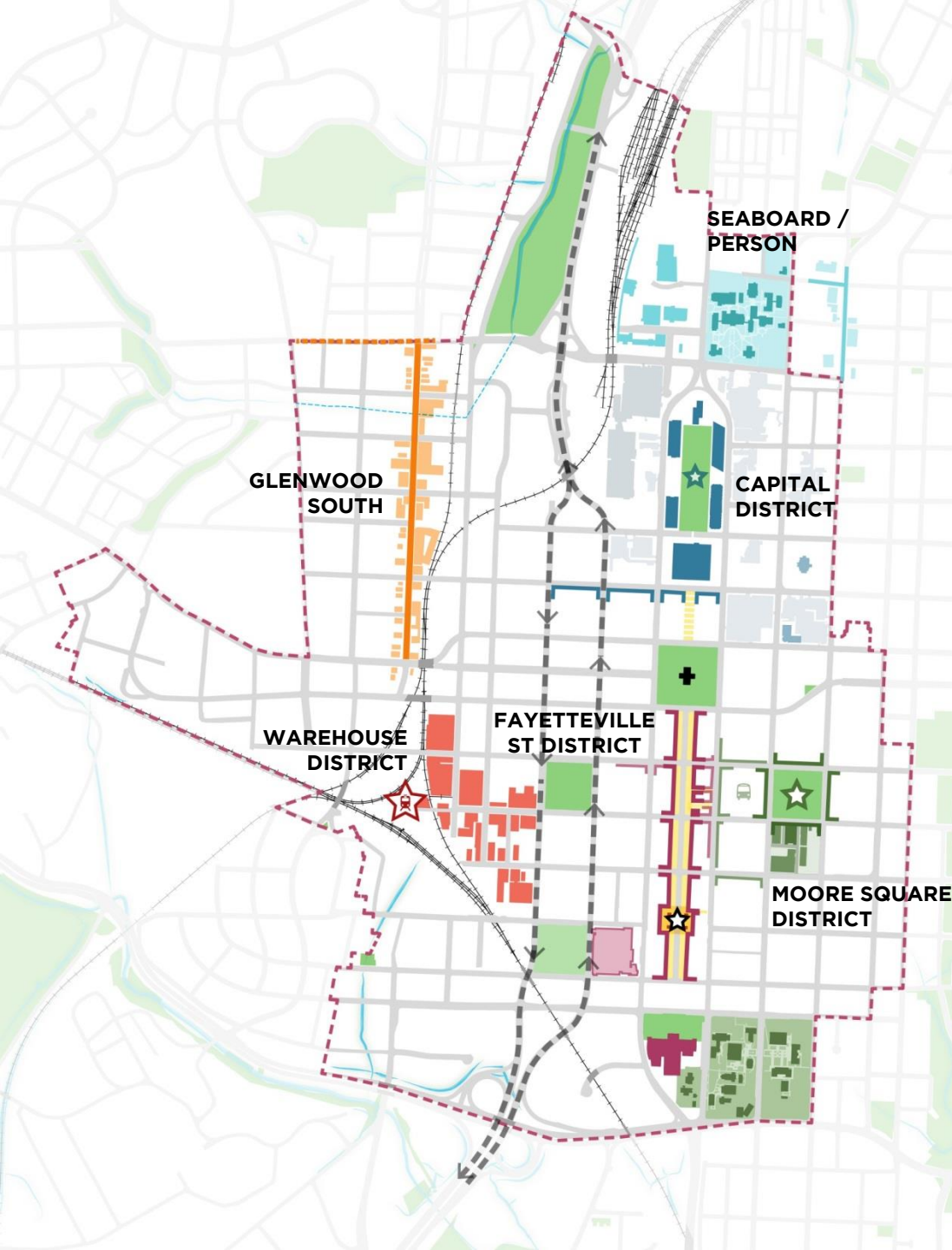
WALKING & BIKING & BUSES

- “Activity Gaps” are areas where existing street level activity is interrupted

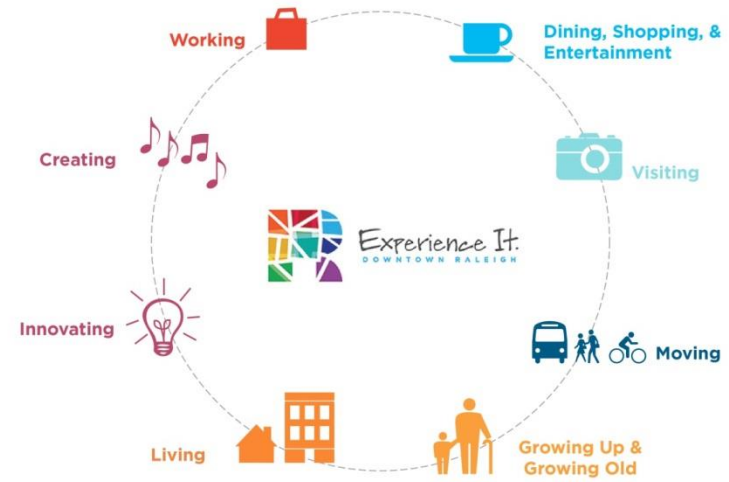
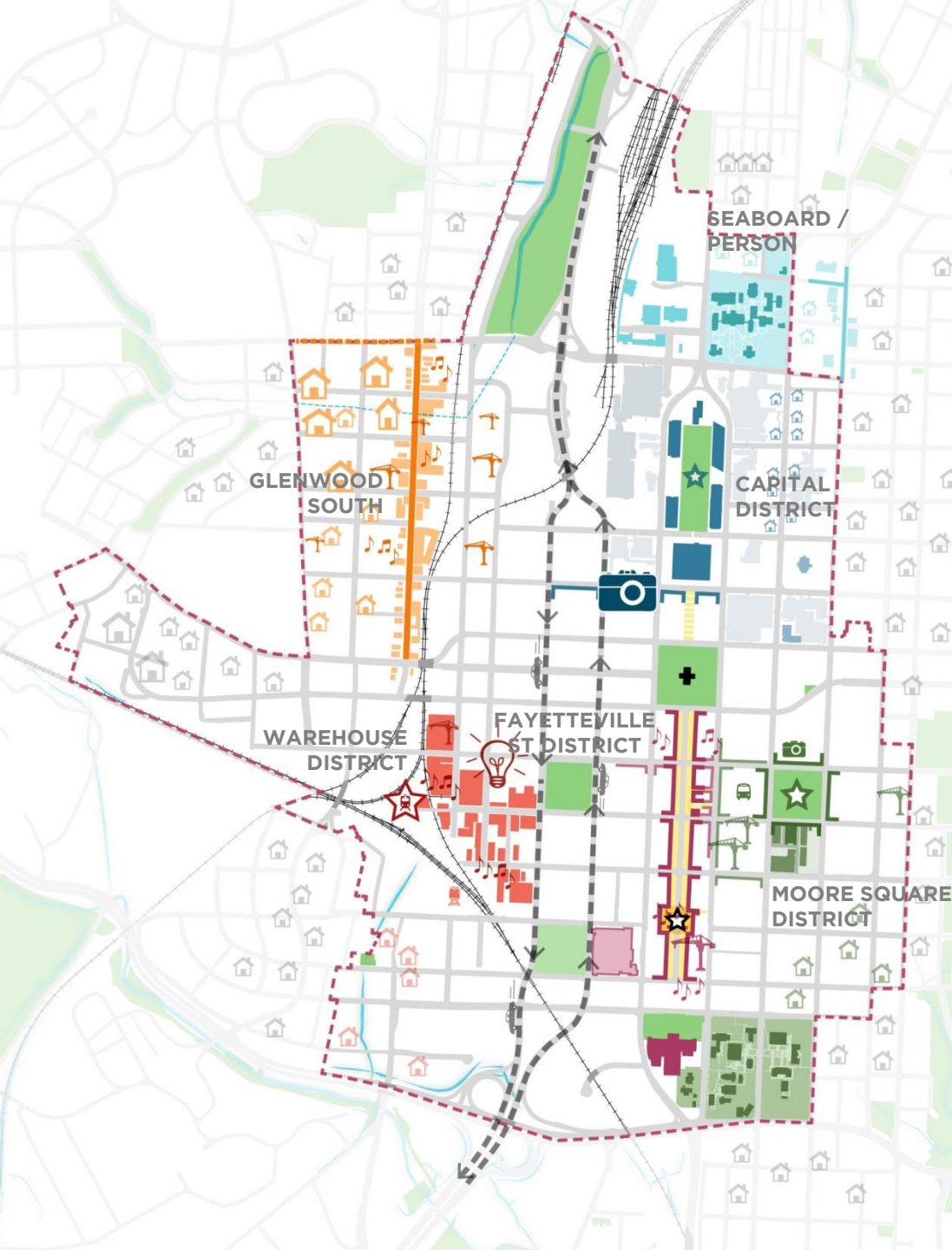


RALEIGH EXPERIENCE

- How can each district identity be strengthened, revised, and better connected?



DOWNTOWN DISTRICTS



Sustain & Grow



What assets need to be protected or enhanced to keep downtown's identity intact?



What elements need to be created anew to help Raleigh thrive and compete?

Connect & Unify



What needs to be better connected?
How can we make that happen?

3. Connect & Unify



Raleigh Experience



1. Sustain & Grow



DOWNTOWN VISION

WHAT WE'VE HEARD

A VISION STATEMENT FOR DOWNTOWN

“DOWNTOWN IS THE HISTORIC, FUNCTIONAL, & SYMBOLIC HEART OF RALEIGH.”

2030 COMPREHENSIVE PLAN

TOP VISION STATEMENTS FROM DOWNTOWN VISION MEETING

- Raleigh—layering experience, sustainability and accessibility for all
- To make Downtown Raleigh the #1 destination for the day and night, a weekend, or the rest of your life
- Attractions for all ages – not just the younger generation
- The center of creativity, history, culture, that is evolving, family friendly, collaborative, embracing and fascinating and growing into a big city
- Raleigh – a place for everyone to gather, grow up and connect



Dorothy Dix
the part for schools
Safe walkable ways
to get downtown
Greenway coming up

FREE COUNTRY
PAINT
Add
more
color
what a fun present
under \$100 with features
• ROOSTING IN 10% OUT
Cordless heat & air available

Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Green belt connecting N,S, E, W and cultural, historic and financial with bike and ped friendly areas including Pigeon House Creek

CONNECTIONS

Better walkability & bikability

Connectivity

Transit and ped/bike connection improvements to DT from surrounding areas

More retail

More retail

Continue the street grid, take out MLK interchange

Connecting green spaces



0 0.1 0.5 Miles

Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Opportunity

Affordable living for a diversity of residents

Opportunity

Grocery Store

Opportunity

All major entryways to DT need iconic gateway

For R... hi... di...

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Affordable living for a diversity of residents

Grocery Store!

All major entryways to DT need iconic gateway

Focus on particular parts of Raleigh's African American history and contributions of different communities

GREEN SPACE

Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Pocket parks

Consolidate state employees into highrise and redevelop; activate Halifax Mall

Green the city. No more surface parking lots, cover them with green or other use.

More green

Activate

Activate

Water feature

Park

Create a variety of greenspaces with a diversity of active and passive uses



DISTRICT CHARACTER



CAPITAL DISTRICT

Government buildings and
beautifully restored historic
homes of Blount Street



Bill Dickinson,

www.flickr.com/photos/skynoir/11452604123



FAYETTEVILLE STREET DISTRICT

Central Business District of
Raleigh, skyscrapers and
high density



MOORE SQUARE DISTRICT

Eclectic array of ethnic cuisines, entertainment destinations, galleries, and retail

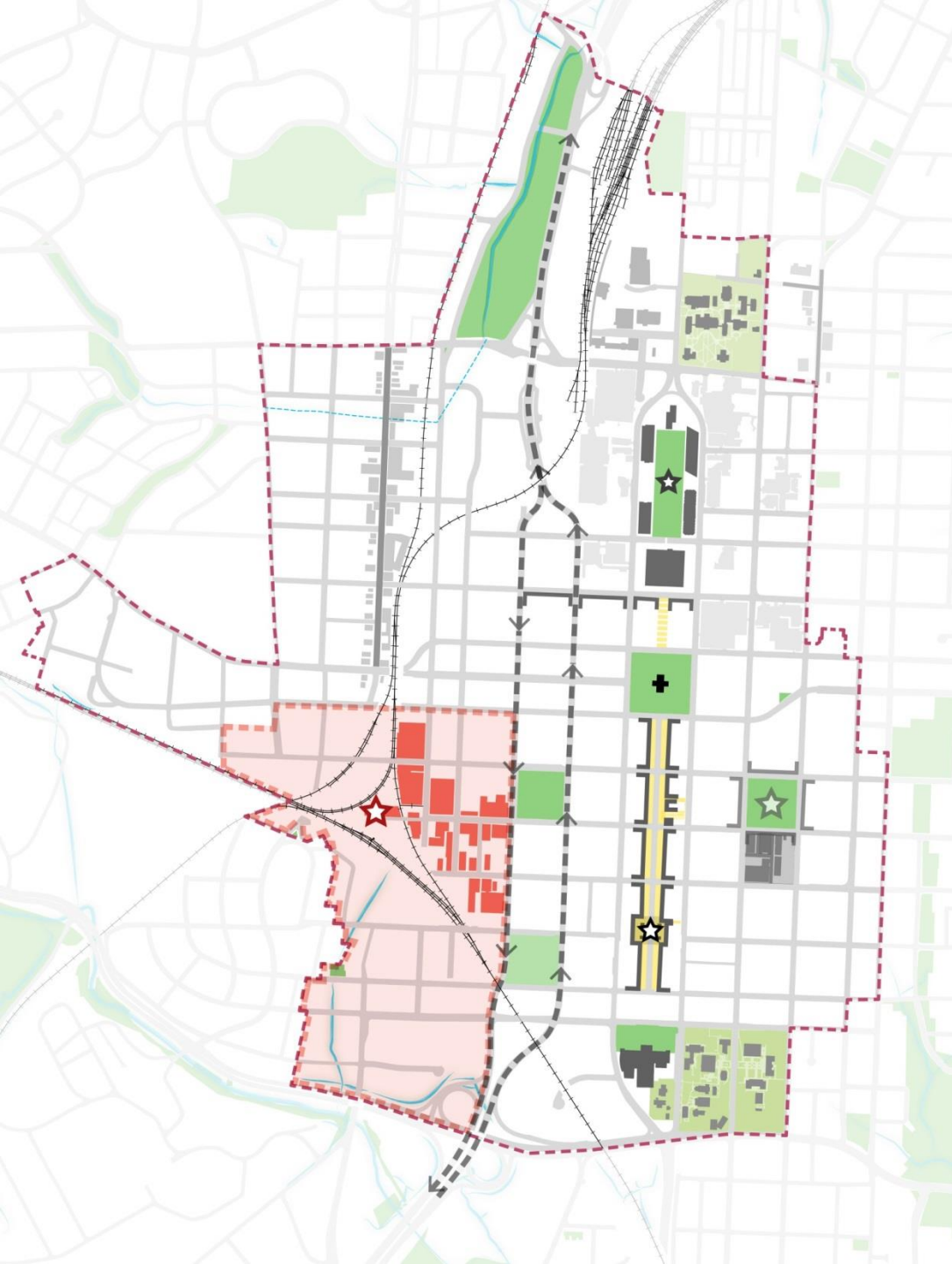




GLENWOOD SOUTH DISTRICT

Neighborhood feel, anchored by bars and clubs and eclectic, locally owned shops and restaurants





WAREHOUSE DISTRICT

Concentrated creative energy
and the future Union Station



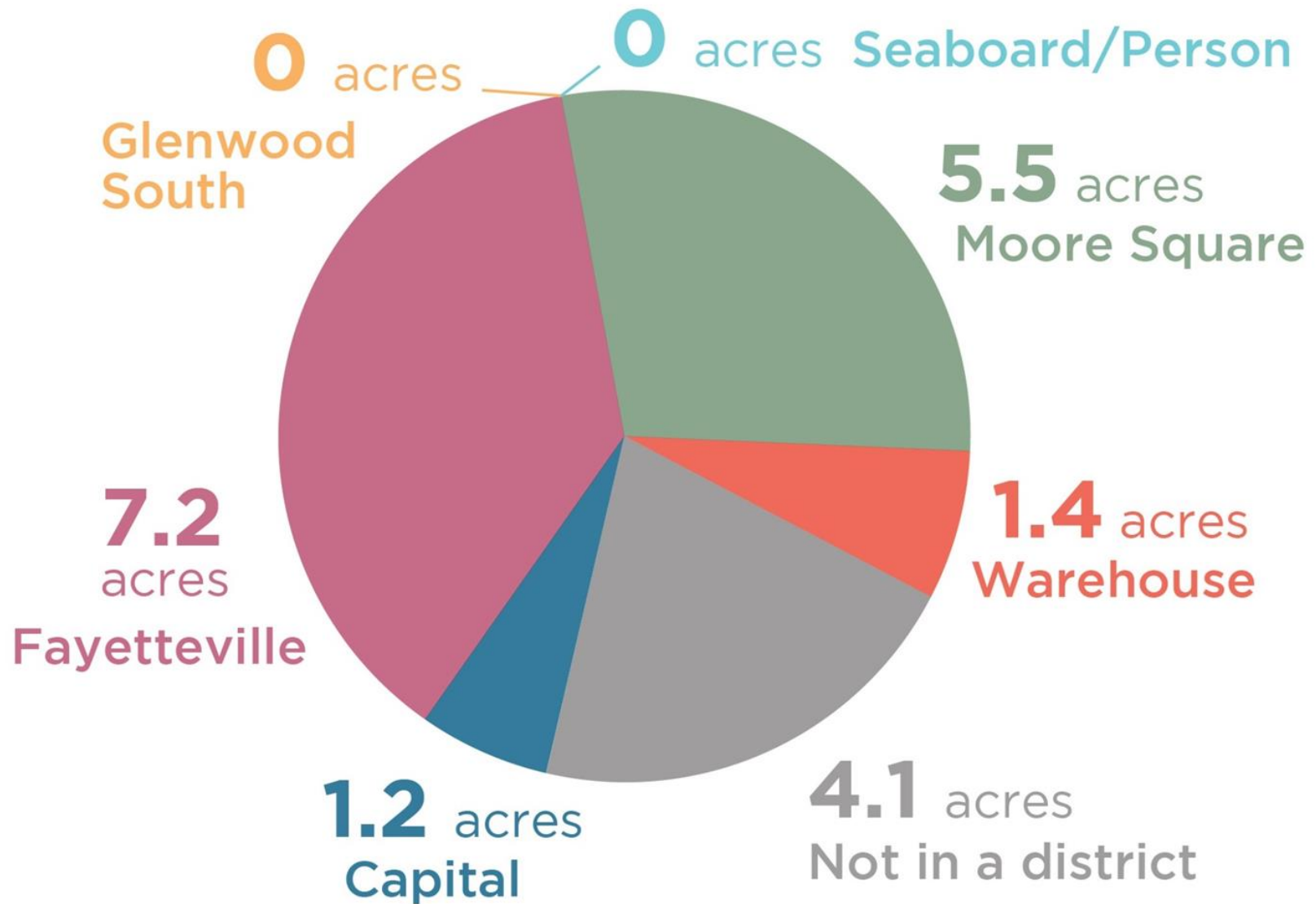


SEABOARD/PERSON

Emerging shopping destination with a local dining scene and William Peace University



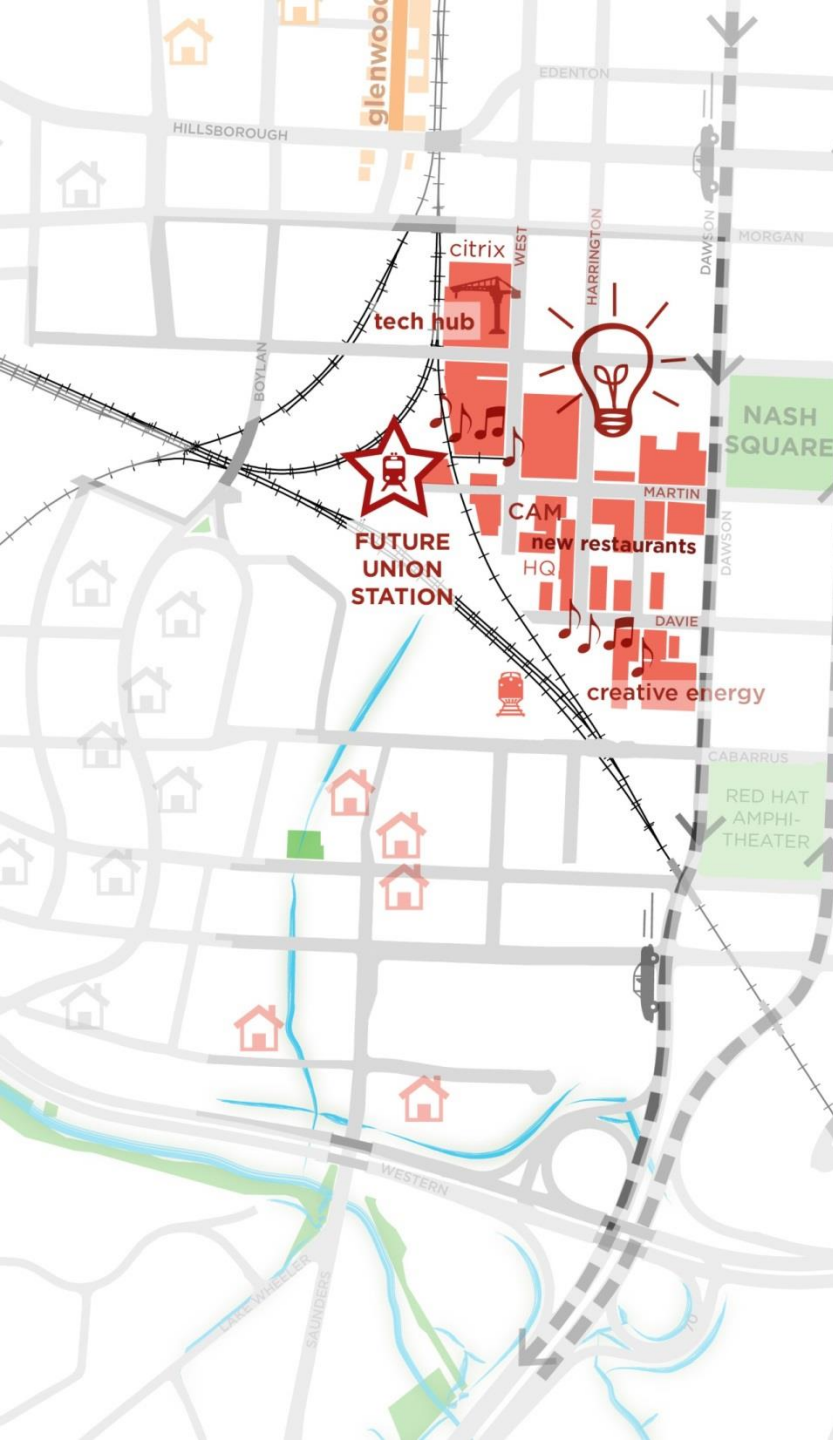
City-owned Opportunity Sites



WAREHOUSE DISTRICT

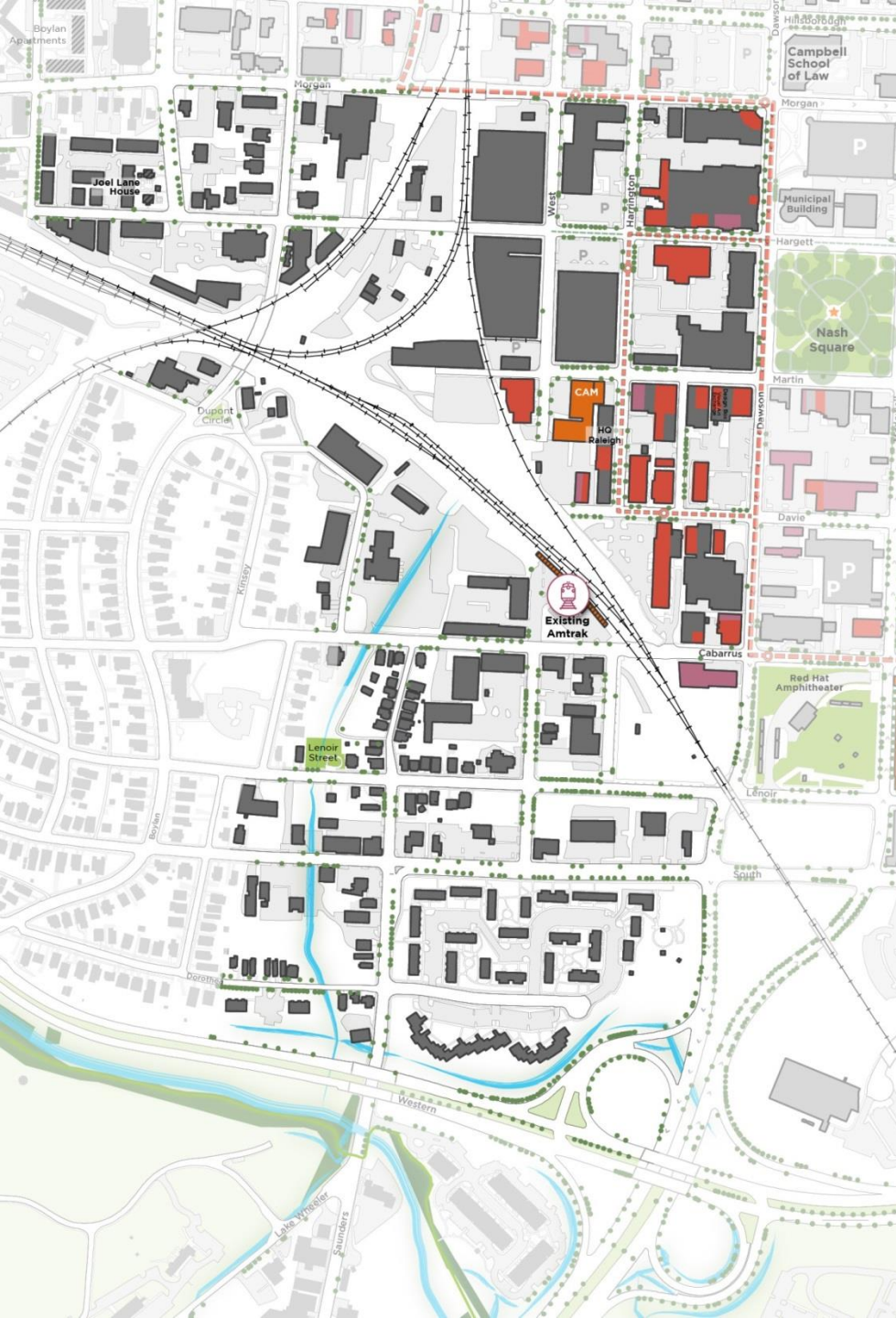


WAREHOUSE





WAREHOUSE

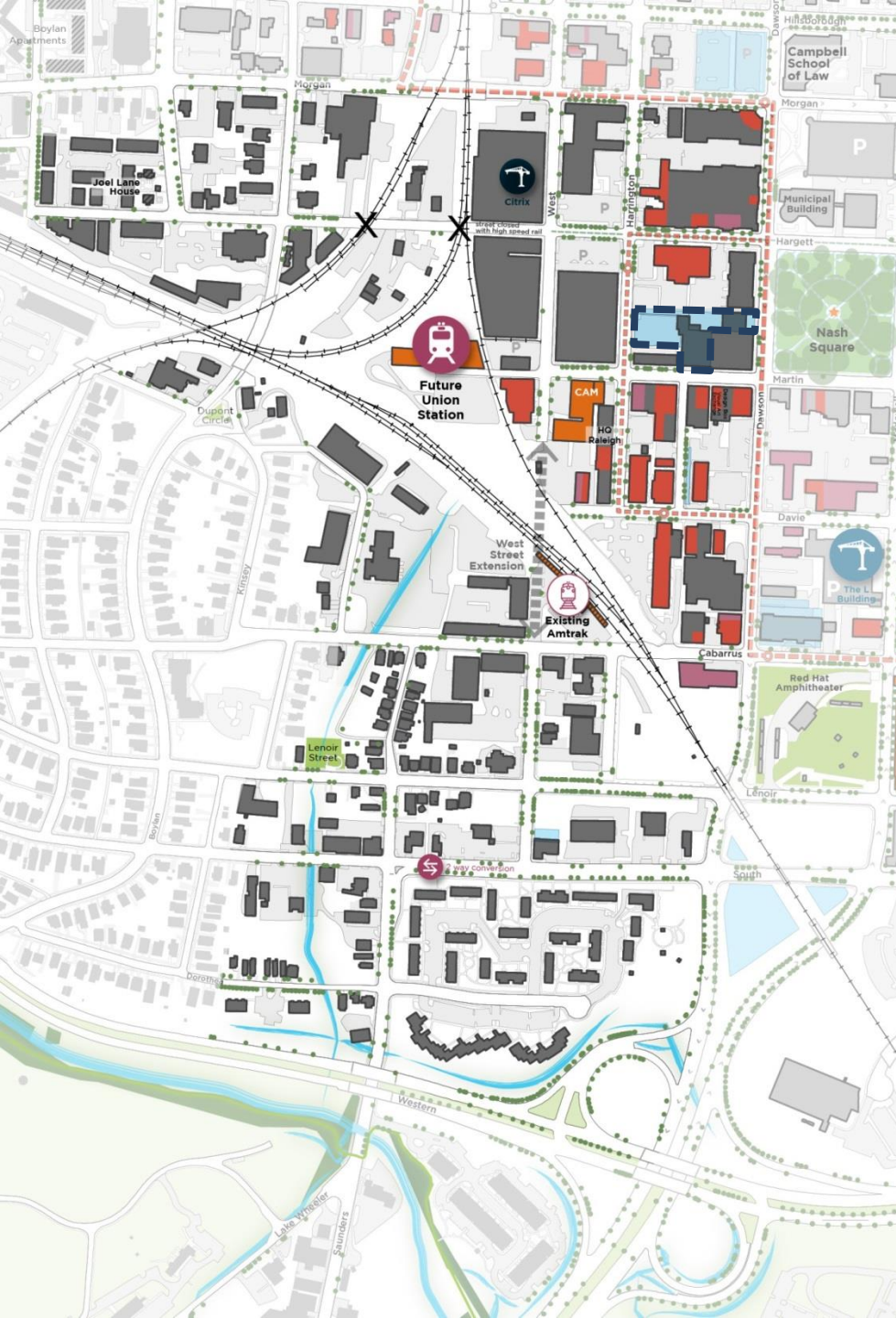


WAREHOUSE

Characteristics

- Low-scale, existing character meets new development pressures
- District's relationship to Nash Square
- McDowell and Dawson cut off the district
- Southern and western areas disconnected by rail
- Daytime pedestrian visits needed to support retail

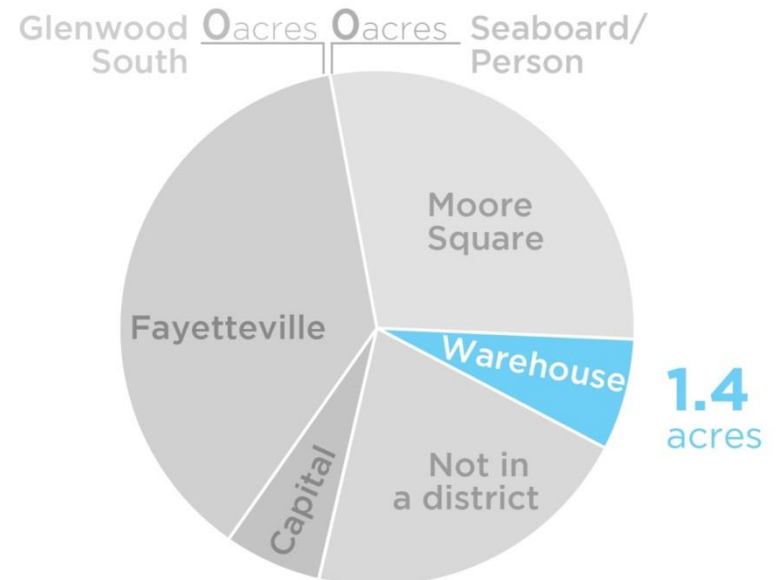




WAREHOUSE

Opportunities

- Keep the momentum going!
- Is a parking deck or hotel needed?
- Historic & adaptive reuse
- Plan for Union Station
- Connect via MLK interchange



A photograph of an industrial street scene, overlaid with a solid blue filter. The street is lined with brick industrial buildings. On the left, a white pickup truck is partially visible, and a sign for 'LINK FORKLIFT' is mounted on a building. A dark SUV is parked on the left side of the road. In the center, a dark pickup truck is driving away. On the right, a white car is parked. The street has double yellow lines in the center. Numerous utility poles and power lines are visible overhead, stretching into the distance. The overall atmosphere is industrial and urban.

HOW HAVE OTHER INDUSTRIAL NEIGHBORHOODS EVOLVED?

PUBLIC GREEN SPACE



Warehouse Pavilion at Miller Plaza
Chattanooga, TN

ADAPTIVE REUSE & ARTS DISTRICT



YEAR-ROUND PROGRAMMING



Warehouse Pavilion at Miller Plaza
Chattanooga, TN

FRAME DOWNTOWN VIEWS

RAILROAD PARK



Birmingham, AL

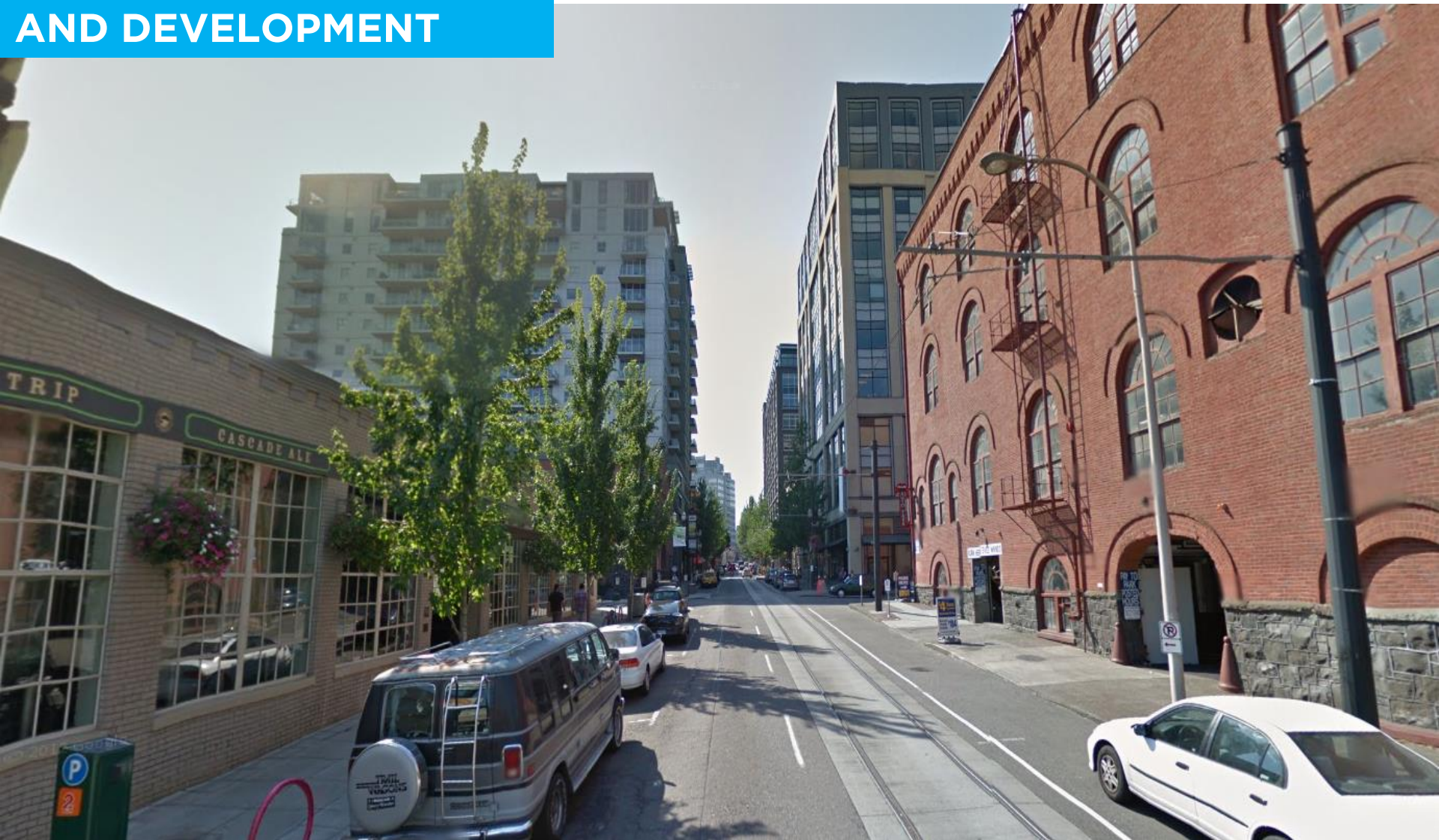
An aerial photograph of a city, overlaid with a semi-transparent blue filter. A transit line, possibly a light rail or tram, runs diagonally from the top left towards the bottom center. To the right of the transit line, there is a large, modern building complex with a curved, multi-story structure. The surrounding area includes various other buildings, streets, and green spaces. The text "HOW CAN TRANSIT BE BETTER LINKED WITH DEVELOPMENT?" is centered in the image in a white, sans-serif font.

HOW CAN TRANSIT BE
BETTER LINKED WITH
DEVELOPMENT?

PLAN FOR TRANSIT ORIENTED DEVELOPMENT



INTEGRATED TRANSIT AND DEVELOPMENT



NW 11th Street – Pearl District – Portland, Or

CREATE PEDESTRIAN AND BICYCLE-FRIENDLY ENVIRONMENTS



University Park, Cambridge MA

INTRODUCE URBAN TRAILS THAT CONNECT TO EXISTING SYSTEMS

A FLEXIBLE TRAIL FOR MANY CONTEXTS



Photo: Rundell Ernstberger Associates, LLC

A BRANDED, WELL-MARKED TRAIL



Photo: Jun Wang



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Raleigh

HOW CAN THE CITY BETTER SUPPORT THE SMALL BUSINESS AND START-UP COMMUNITY?

Our community of entrepreneurs & change-makers is growing into a new space.

✉ Stay up on the latest HQ news & events:

SHARED SPACE FOR COLLABORATION AND EXHIBITION



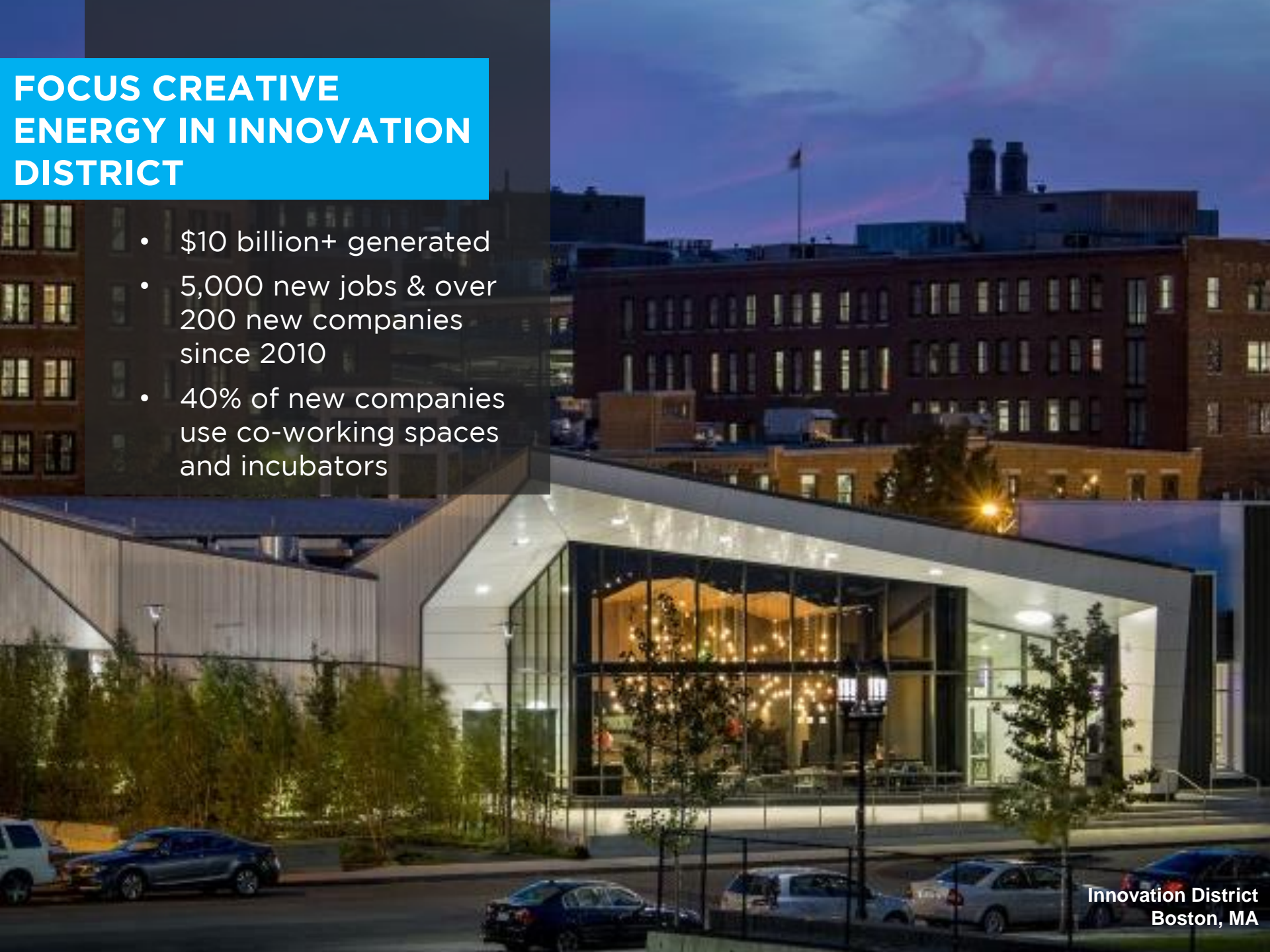
DISTRICT HALL

- A gathering space for innovators to collaborate and share ideas
- Funded by private development Innovation Fund

Boston Innovation Center
Boston, MA

FOCUS CREATIVE ENERGY IN INNOVATION DISTRICT

- \$10 billion+ generated
- 5,000 new jobs & over 200 new companies since 2010
- 40% of new companies use co-working spaces and incubators



Innovation District
Boston, MA

ARTISAN AND FABRICATION CENTERS



Greenpoint Manufacturing Design Center, Brooklyn, NY



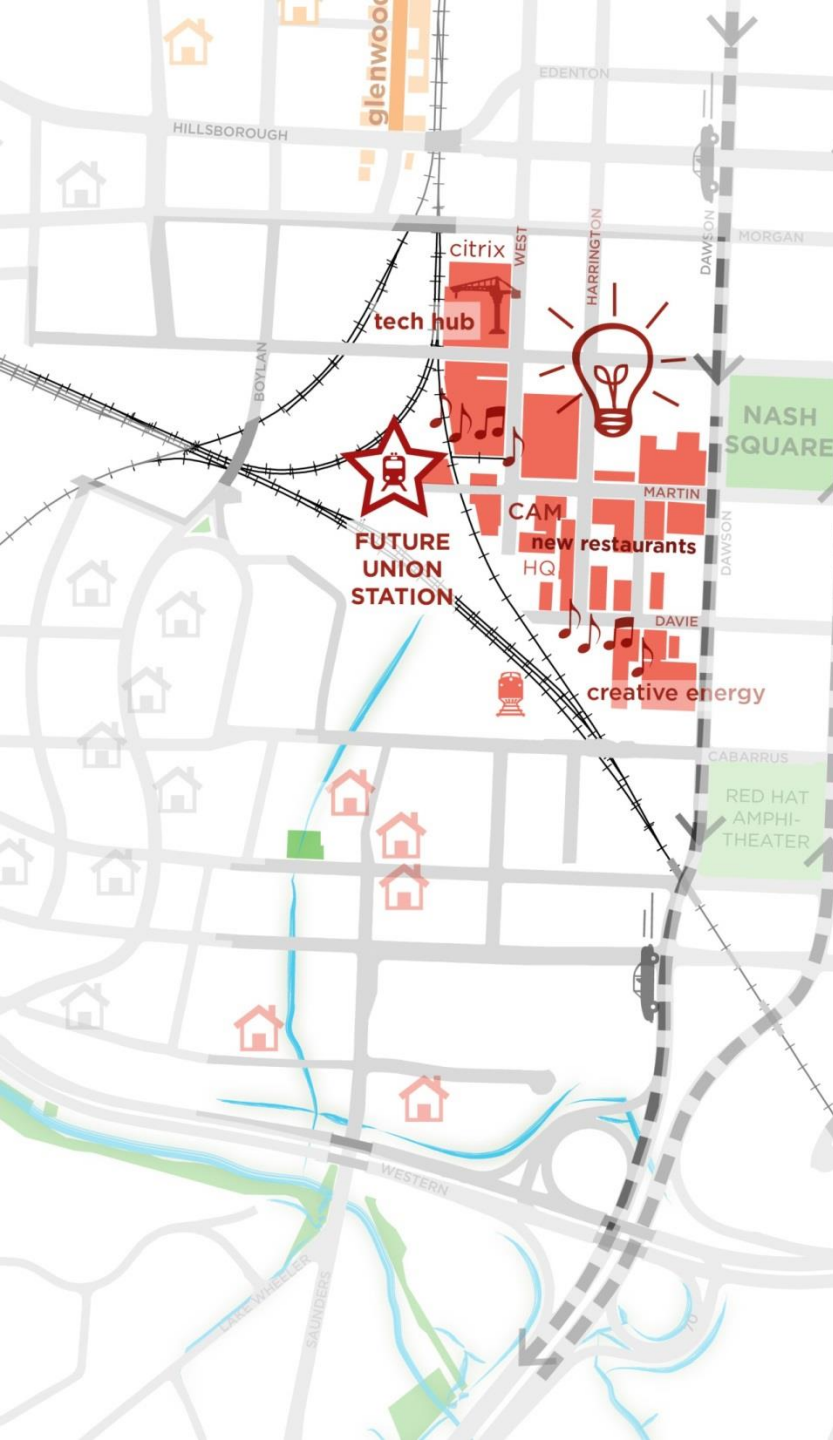
Artisans Asylum, Brooklyn, NY

START-UP AND SMALL BUSINESS SUPPORT PROGRAMS



Assess your business and match you with opportunities.

For our pilot project **6 months was negotiated for free** however utilities and insurance will be the responsibility of the tenant. It may be a different arrangement from project to project.



WAREHOUSE

District Goals

- What are your goals for the district?

Key Questions

1. What does the future of the district look like to you?
2. How can Union Station and the R-Line be linked with development?
3. How can the city support the small business and start-up community?
4. How can we improve connectivity and walkability?